

## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: June 17, 2014 Time: 7:30 a.m.

**MEMBERS PRESENT:**

Randy Carter, Chair  
Beth Coons, Vice-Chair  
Suzanne Johnson  
Michael Clement  
Vince DiBella  
Lisa Hudson

**MEMBERS ABSENT:**

Brad Arnett

**STAFF PRESENT:**

John Wesley  
Lesley Davis  
Angelica Guevara  
Wahid Alam  
Kim Steadman  
Lisa Davis  
Tom Ellsworth  
Gordon Sheffield  
Kaelee Wilson  
Julia Kerran

**OTHERS PRESENT:**

Chair Carter declared a quorum present and the meeting was called to order at 7:31 a.m.

1. Review items on the agenda for the June 18, 2014 Planning & Zoning hearing:

Planning Director, John Wesley, gave a brief presentation of case Z14-025. Mr. Wesley stated that the applicant did not agree with Condition of Approval #14 which states, "*The hours of operation will be limited to 6:00AM to 12:00AM (midnight) and an on-site attendant shall be required during the hours of operation. There shall be no business operations on-site outside of these hours*". Boardmember Michael Clement asked if the stipulation to have an attendant on duty when the fuel pumps were open was imposed on other municipalities. Zoning Administrator, Gordon Sheffield, stated that after a previous fire at a Wal-Mart Fuel Station in Tempe, other municipalities have added this stipulation. Chair Randy Carter stated that the Building Department required sprinklers to mitigate any fire problems. Mr. Sheffield stated that without an attendant, no one would be able to push the panic button to mitigate fire damage.

John Wesley requested that GPM14-010, Z14-037 and the Pre-Plat be placed on the consent agenda due to the Applicant and Staff agreeing to continue the case to the July 16, 2014 meeting. The Board agreed.

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2. Portable Storage Containers:

Zoning Administrator, Gordon Sheffield, gave a brief presentation on Portable Storage Containers (PSCs). Chair Randy Carter requested that the application for permission to place a portable storage container on a particular site be attached to the Building Permit to reduce red tape and additional delays. Mr. Carter stated that a request for PSCs is rarely done at the time of the permit submittal. Mr. Sheffield stated that the process for a construction office PSC would not be changed. Chair Carter suggested that the discussion of PSCs be continued to the July 16, 2014 meeting. Vice Chair Beth Coons agreed with Chair Carter's suggestion. Vice Chair Coons stated that she would like expert testimony regarding PSCs.

3. Election of Officers:

Boardmember Suzanne Johnson nominated Vince DiBella as Chair of the Board. The motion was seconded by Boardmember Lisa Hudson.

**Vote: 5-0** (Absent: Boardmember Arnett and Vice Chair Coons)

Boardmember Michael Clement nominated Suzanne Johnson as Vice Chair. The motion was seconded by Boardmember Lisa Hudson.

**Vote: 5-0** (Absent: Boardmember Arnett and Vice Chair Coons)

4. Cluster Products:

Staff member Angelica Guevara gave a presentation on the draft of the Cluster Product Development Standards that were provided to the board for comment.

Boardmember Clement verified that other communities have recently made changes to their development standards for Cluster Product.

Boardmember Johnson verified that the proposed language would require Home Owners Associations (HOA) to start telling people how to use their garages and enforce regulations when parking issues arise and stated a concern with this requirement.

Boardmember Clement verified that the staff draft of the Cluster Product Development Standards aligned with those of the various cities researched by staff. Boardmember Clement also verified that the document was only the first draft and that staff was requesting feedback from the Board.

Boardmember DiBella verified that staff would provide the development community an opportunity to review and comment on the proposed standards before updating the Zoning Code. Mr. DiBella requested that graphics be added to the Cluster Development Standards to be more consistent with other sections of the Zoning Code.

Chair Carter suggested that the words "shall, must and should" be removed in order to allow more flexibility in the standards. Chair Carter suggested that Standard #3 regarding the on and off timing of lighting should clarify who would control the lighting, the home owner or HOA. Mr. Carter also suggested that on Standard #9 the word 'visible' should be removed.

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5. Minutes – submit any corrections, additions, deletions.  
None.

The meeting adjourned at 9:08 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

***NOTE: Audio recordings of the Planning & Zoning Study Sessions are available in the Planning Division Office for review.***